

TRANSFER  
TAX  
PAIDQUITCLAIM DEED WITH COVENANT

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#3474

LARRY O. HOPPERSTEAD of Waterville, County of Kennebec and State of Maine for consideration paid, grants to SHERIDAN R. OLDHAM and JOHN L. MARGOLIS of Waterville, County of Kennebec and State of Maine with QUITCLAIM COVENANTS, as tenants in common, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The Unit known and designated as Unit D in KMD Associates Medical Office Condominium located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by Stephen Blatt Associates/Architects entitled "KMD ASSOCIATES MEDICAL OFFICE CONDOMINIUM" and filed in Kennebec County Registry of Deeds, in File #E83101, #E831023, #E83103 and #E83104. Specific reference is made to the KMD Associates Medical Office Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated September 30, 1983 and recorded in said Registry of Deeds, Book 2620, Page 2, and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

Said unit is conveyed together with:

1. An undivided 16.24% percent interest in the common elements of the condominium described in the Declaration attributable to the unit as stated in Exhibit B of the Declaration.
2. An exclusive right to use the limited common areas, if any, appurtenant to the unit as specified in the Declaration, and shown on said plat and plans.
3. An easement for the continuance of all encroachments by the unit on any adjoining units or common elements existing as result of construction of the building or which may come into existence hereafter as a result of repair or restoration of the building or of the unit, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common elements made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.
4. An easement in common with other unit owners to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements located in any of the other units or elsewhere on the property and serving the unit.
5. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Exhibit A to the Declaration.

SAID unit is conveyed subject to:

1. All easements, covenants, obligations, conditions, restrictions, reservations, and encumbrances

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contained in or referred to in the Declaration, including, but not limited to, those contained in the description of property attached as Exhibit A to the Declaration.

2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities of the units, now existing as a result of construction of the building, or which may come into existence hereafter as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or repair to the common areas and facilities made by or with the consent of the Board of Directors of the KMD Associates Medical Office Condominium Association.
3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the unit or elsewhere on the property and serving such other units.
4. Exclusive rights in favor of the owner of any unit to use the listed common areas, if any, appurtenant to such unit.
5. The provisions of the Declaration and Exhibits thereto, as the same may be amended or modified from time to time by instrument recorded or filed in the Kennebec County Registry of Deeds and the By-Laws of the Unit Owners Association, which provisions, together with any amendments or modifications thereto, shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the unit, as if those provisions were recited and stipulated at length herein.

Being the same land and premises conveyed to Sheridan R. Oldham, M.D., John L. Margolis, M. D., and Larry O. Hopperstead, M. D. by warranty deed dated May 10, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3548, Page 58.

Subject, however, to a mortgage and note dated October 29, 1992 from Sheridan R. Oldham, M.D., John L. Margolis, M.D., and Larry O. Hopperstead to Peoples Heritage Savings Bank recorded in the Kennebec County Registry of Deeds in Book 4260, Page 255 which the herein grantees agree to assume and pay.

WITNESS my hand and seal this 5<sup>th</sup> day of October, 1994.

Mary Lamy  
Witness

Larry O. Hopperstead M.D.  
LARRY O. HOPPERSTEAD

THE STATE OF MAINE  
\_\_\_\_\_, SS.

5 October, 1994

Then personally appeared the above named LARRY O. HOPPERSTEAD and acknowledged the foregoing instrument to be his free act and deed.

RECEIVED KENNEBEC SS.

94 OCT 18 AM 9:00

ATTEST: Theresa Reed Moore  
REGISTER OF DEEDS

Before me, Cathy M. Gilbert  
Notary Public/Attorney-at-Law



CATHY M. GILBERT  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES MAY 21, 1995